

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Same as below
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

OWNER INFORMATION

Firm: _____
Contact: Kevin + Chelsea Blanchard
Address: 104 Rose Street
Louisville CO 80027
Mailing Address: Same as above
Telephone: 303/883-8738 + 720/352-3572
Fax: _____
Email: KCBlanchardfam@gmail.com

REPRESENTATIVE INFORMATION

Firm: _____
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

PROPERTY INFORMATION

Common Address: 104 Rose St.
Legal Description: Lot 7 Blk 2
Subdivision Bella Vista
Area: 7,300

TYPE (S) OF APPLICATION

- ☐ Annexation
☐ Zoning
☐ Preliminary Subdivision Plat
☐ Final Subdivision Plat
☐ Minor Subdivision Plat
☐ Preliminary Planned Unit Development (PUD)
☐ Final PUD
☐ Amended PUD
☐ Administrative PUD Amendment
☐ Special Review Use (SRU)
☐ SRU Amendment
☐ SRU Administrative Review
☐ Temporary Use Permit: _____
☐ CMRS Facility: _____
☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: _____
Print: _____
Owner: KB Karin Blanchard
Print: Chelsea Blanchard, Kevin Blanchard
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
☐ Date(s) of Hearing(s): _____

Lisa Ritchie

From: Marilee O'Connor <marileeoconnor@gmail.com>
Sent: Wednesday, June 17, 2020 1:56 PM
To: Lisa Ritchie
Subject: Letter in Support of 104 Rose Variance

To whom it may concern;

I am writing to voice my support of the variance request by the Blanchard family at 104 Rose Street. My family and I live one block away at 104 Barbara Street. Not only do our addresses match in number, but the original design of our homes is nearly identical (with the exception of the Blanchard's detached garage whereas we had a shed in the same location).

I would like to speak from the experience of remodeling a home that mirrors the footprint of 104 Rose street, in the same neighborhood (in 2017), whilst also maximizing the health benefits of the built environment and prioritizing the wellbeing of immediate neighbors. My background is in public health, epidemiology, and older adult wellness, and I feel passionately about promoting the wellness of my community.

I would like you to please consider the following four factors; 1) capacity for single-story living; 2) social impact of front porch improvement; 3) access to green space; and 4) safety.

The 104 Rose/ 104 Barbara street homes are ranch-style with matching basements. Expanding a ranch-style home typically demands less construction materials and less building time (thus less construction time, noise, traffic for impacted neighbors) in place of an additional story. The building materials make up the inherent energy of a home; fewer materials reduces the environmental impact of building the structure. In addition, after construction, ranch-style homes are generally more energy efficient due to the nature of air. Less energy is required to heat and cool main living spaces, this impacts not only long-term costs but long-term impact on the environment. Higher stories may also limit the perception of access to green space for neighbors, replacing open air and greenery views with walls and roofing. The Blanchard's desire to expand-out conveys a respect for history, values the aesthetics of the neighborhood, and demonstrates their regard for the living experience of their neighbors.

Expanding out, rather than building up, also has an important impact on the socio-emotional development and wellbeing of its occupants. Coexistence on a single floor promotes family gathering, deepens social connections, and negates the need for an additional set of stairs. For families with young children, hosting multiple generations, and/or with seniors, limiting the use of stairs is an extremely important distinction. While accidents can happen across all abilities and ages, stairs are one of the largest causes of domestic injuries. The capacity for single-story living is also an important factor in long-term independence and longevity. I love that my children are growing up in a multi-generational neighborhood, lifetime homes that are flexible and adaptable mean long-term neighbors and investment. Finally, larger family gathering spaces and functional living space are crucial in these increasingly unprecedented times, whereas the communal living areas may be constantly occupied and simultaneously serving as a school, an office, and a home.

While including a covered porch on a home does indeed increase the lot coverage, the health benefits that accompany a front porch are compelling and, in my opinion, exceed the disadvantages of increased lot coverage. Front porches are well-documented in the built environment for their power to improve resident

engagement, generational engagement, and promote inclusive neighborhoods. At a time when our community is striving to reach across race, ethnicity, age, and social-economic status more than ever in recent history, we must build our environments with intentional design to accomplish this. The architectural practice of providing porches on the front of homes is one of the most important social features in a single-family home. In *Localism in the Mass Age* author Mark Mitchell states “The porch, as a physical bridge between the private realm of the house and the public domain of the street and sidewalk, was the literal intermediate space between two worlds.” At times when we are confined to our homes, this "space between" reduces health complications from social-isolation by providing an opportunity for low-risk engagement. Front porches are the space where we invite a passing visitor for a chat, where we learn the names and values of our neighbors, where children can explore and interact freely. Neighborhoods with front porches have increased capacity to look out for one another, to recognize safety hazards and react efficiently, and encourage slower speeds of passing vehicles.

With a Western facing home with an uncovered porch, in the same location, of the same original design, I can attest that coverage of a porch is extremely important (we were not permitted to cover our porch on account of exceeding lot coverage). Without protection from the elements, front porches in our area are subject to extreme weather conditions that can render them unusable. During winter storms, (without hourly maintenance) snow falls directly onto our porch creating an icy path for our mail person, our young children, and our senior visitors. When it rains or hails, there is no shelter if we or passers-by are caught outdoors (not to mention the effect on mail/packages). On warm summer days, our door and doorknob in direct sunlight get so hot that we cannot touch them without risking injury. In our area, the coverage of a front porch is almost as important as its existence at all.

In regard to Colorado’s temperamental weather, attached garage access is a safer choice across ages, abilities, and seasons. Connection of the existing detached garage to the home is also a wonderful way to secure uninhibited, immediate, and safe access to green space for the younger Blanchard family members. I imagine it goes without saying the importance of the outdoors for the developing mind and adults alike; among many other benefits, green space supports mental health, improves immune function, and can help with psychological restoration—a respite for over-stimulated minds that may not always have access to playgrounds or other green spaces in this day and age. A private greenspace in back, with a space for social engagement in front, is the ideal combination for community-building.

The Louisville Police Department has stressed the importance of keeping valuables locked and out of sight. We know that garages serve an important role in safety, and with a family of five and two working parents, two cars are a staple in our area. With limited options for sheltering two cars from hail/snow, opportunistic thievery, and wrangling three children ages 5 and under to and from a car, I think the Blanchard’s have a very thoughtful approach for how to minimize lot coverage, while maximizing safety of their family and belongings. Not to mention, the more cars that are kept indoors, the more people out on their porches, the less enticing a neighborhood looks for burglary. A number of homes in our area have achieved the addition of garages (both with variances and without), thus increasing the overall security of our neighborhood. Every home that can achieve this also improves the security of the neighboring homes.

Reducing environmental impact; supporting healthy socio-emotional development; increasing opportunities for diverse interactions across generations and color; promoting safety; maximizing access to sunlight and green space; valuing history whilst embracing the future—this is the Louisville I know and love, and I believe the Blanchard family home design is a step in the right direction.

Thank you for your time, service, and consideration--

Marilee O'Connor, MPH

104 Barbara St.
Louisville, CO 80027
801.819.6385

Lisa Ritchie

From: PATTIE VARRA <pvarra@aol.com>
Sent: Wednesday, June 17, 2020 11:06 AM
To: Planning
Cc: Lisa Ritchie
Subject: 104 Rose Street Variance - Public Meeting June 17, 2020

RE: Public Notice of Hearing to be held on June 17 regarding variance request at
104 Rose Street

To the Planning Commission:

We live next door to Kevin and Chelsea Blanchard at 102 Rose Street. We are natives of Louisville and have lived in our present home for almost 47 years. Our neighborhood is made up of long time residents and it's great to have young families move in and want to establish their families in homes that meet their needs. We appreciate that Kevin and Chelsea have kept us updated on all their plans and have answered all of our questions about their project. We like that the front of their house, street side, will be in keeping with the present neighborhood and still be an updated porch. We do appreciate that their plans are for going back instead of building up, as others have done. A two-story house would not be what we would like to see next door. We respectfully submit that we have no opposition to their plans.

Sincerely,
Ron, Pattie and Nick Varra
102 Rose Street, Louisville
303-666-8110

Sent from my iPad